

UNITED STATES DEPARTMENT OF AGRICULTURE
RURAL DEVELOPMENT

I. SINGLE FAMILY HANDICAPPED ACCESSIBILITY

A. Accessibility Design Guides: There are no laws governing the design of accessibility in single family housing. There is one section (R313) of the 2000 International Residential Code that shall apply. The maximum slope of a ramp shall be one unit vertical in eight units horizontal, handrails shall be provided on at least one side of all ramps that exceed a slope of one unit vertical in twelve units horizontal. A minimum 3-foot-by 3-foot landing shall be provided at the top and bottom of ramps, where a door opens onto a ramp and where ramps change directions. The design of the home may or may not comply with a particular known standard and is strictly up to the applicant's preference and personal choice. The applicant should pursue design guidance prior to designing and constructing the house. Rural Development personnel are cautioned about giving design advice as it might create a liability for the federal government (individual needs may not conform to known standards). Rural Development personnel should refer the applicant to the following:

1. **Uniform Federal Accessibility Standards:** A copy has been supplied to Construction Inspectors and Area Offices.
2. **Governor's Council on Disability:** Guidance, references, product recommendations, and referrals are available. Their address is 3315 West Truman Blvd., Suite 132 – PO Box 1668, Jefferson City, MO 65102-1668, (800)877-8249 or (314) 751-2600 (V/TT)www.gcd.oa.mo.gov.
3. **Local Library or Bookstore:** There are a variety of excellent reference books available.

B. Typical areas that may require additional square footage might be:

1. **Halls** – may be necessary to widen to 48" so that turns into bedrooms by persons in a wheelchair can be easily maneuvered.
2. **Door Widening** – 36" wide doors should be considered as minimum for all doors that you would expect a person to pass through. The larger door swing may affect furniture placement and maneuvering space.
3. **Bathroom and Kitchen** – more space may be required for maneuvering and turning.
4. **Garage** – more space may be required for a ramp and to maneuver between a vehicle and stored items.

5. **Slab-On-Grade** – Slab-on-grade construction is recommended so the house can be as close to grade level as possible to eliminate the need for long ramps.
6. **Other** – any request that is modest, necessary, and can be justified.

C. Modification Requirements:

1. **Reasonable Modifications:** Modifications must be necessary, reasonable, and justified. Document in the file the justification for the increased cost of construction.
2. **Appraised Value:** The increase in construction costs must be covered in the appraised value of the house.
3. **Marketability:** The house must be attractive and marketable.